

FULLY FITTED RESTAURANT – LEASEHOLD FOR SALE – 1,219 FT² / 113 M²



31 WESTBOURNE GROVE, LONDON, W2 4UA

LOCATION The venue is located on the vibrant Westbourne Grove, which is an established shopping, eating & drinking destination. The premises are approximately 500 metres from Bayswater Underground Station and 300 metres from The Whiteley <https://www.thewhiteleylondon.com/>. Nearby operators include Blank Street Coffee, Caffè Nero, Franco Manca, Gail's, Nando's & Waitrose.

DESCRIPTION The premises are currently trading as an established Aegean barbecue restaurant, featuring live charcoal cooking. The fully fitted accommodation is arranged over the ground floor and basement, providing approximately 40 internal covers and 6 external covers, the latter subject to a licence from the council. The approximate GIAs are:

Ground	698 ft ² / 64.88 m ²
Basement	521 ft ² / 48.36 m ²
Total	1,219 ft ² / 113.24 m ²

PREMISES LICENCE The premises are licensed for alcohol sales on and off the premises, Monday to Saturday between the hours of 11:00 to 23:00 and on Sunday between the hours of 11:00 to 22:30.

BUSINESS RATES The VOA website advises that the current Rateable Value is £37,500. We understand the property currently qualifies for Supporting Small Business Relief, resulting in estimated current rates payable of approximately £9,000 per annum. Interested parties are advised to make their own enquiries in this regard.

STOCK Stock will be purchased separately at cost, as valued on completion.

TERMS The property is held by way of a lease for a term of 20 years from 29 September 2014. The current passing rent is £30,000 per annum, with the September 2026 rent review outstanding and a further review due in 2030. Our client is seeking a premium of **£200,000** for their leasehold interest, subject to contract.

HOLDING DEPOSIT A holding deposit will be required to secure an agreed period of exclusivity. This will be held in Selsian's client account, with the amount and terms to be agreed. Further details upon application.

PLEASE NOTE All figures quoted are VAT exclusive, which may be chargeable on the rent, rent deposit and premium. Neither the services nor equipment have been tested. An EPC is available upon request. Possession will be granted only upon completion of the legal formalities, and each party is to bear their own legal costs.

THIS IS AN EXTREMELY CONFIDENTIAL DISPOSAL AND FOR FURTHER INFORMATION PLEASE CONTACT:

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